



Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6433

PROJECT NO. 04-189-(5)
VESTING TENTATIVE TRACT MAP NO. 061375

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM(S) 21	
PUBLIC HEARING DATE November 6, 2007	

APPLICANT Hank Jong	OWNER Ta-Jen Lee	REPRESENTATIVE Hank Jong
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REQUEST

Vesting Tentative Tract Map: To create one multi-family residential lot with 20 attached condominiums in one building on 1.27 gross acres.

LOCATION/ADDRESS

879 Michigan Blvd. & 3735 Huntington Dr., Pasadena

ACCESS

Huntington Dr. and Michigan Blvd. via a private alley.

ZONED DISTRICT

East Pasadena

COMMUNITY

East Pasadena-San Gabriel

EXISTING ZONING

R-3 (Limited Multiple Residential)

SIZE

1.27 gross acres (0.79 net acres)

EXISTING LAND USE

Apartment building under construction

SHAPE

Rectangular

TOPOGRAPHY

Level

SURROUNDING LAND USES & ZONING

North: Single-Family Residences, Apartments, Church and School/R-3, R-1-20,000 (Single-Family Residential-20,000 Square Feet Min. Lot Area)

East: Single-Family Residences, Park, Professional and Medical Offices/R-1-10,000 (Single-Family Residential-10,000 Square Feet Min. Lot Area), R-1-20,000

South: Single-Family Residences, Apartments, Condominiums, Commercial Retail, Restaurant and Professional Offices/R-3, C-2 (Neighborhood Business), R-1 (Single-Family Residential), C-1 (Restricted Business), CPD (Commercial Planned Development), R-3-25U (Limited Multiple Residential-25 Units Per Net Acre), C-2-DP (Neighborhood Business-Development Program)

West: Apartments, Commercial Retail, Professional Offices and Single-Family Residences/C-2, R-1-20,000 and R-1-40,000 (Single-Family Residential-40,000 Square Feet Min. Lot Area)

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Countywide General Plan	1 (Low Density Residential – 1 to 6 Units Per Acre)	27 Dwelling Units with Infill	Yes with Infill

ENVIRONMENTAL STATUS

Negative Declaration

DESCRIPTION OF SITE PLAN

The Vesting Tentative Tract Map and Exhibit Map dated April 4, 2007 depict a subdivision of one multi-family lot with 20 attached condominiums in one building on 1.27 gross acres. A 20-unit apartment building, approved by Plot Plan No. 38677 on October 20, 2003, is currently under construction and will remain. The building contains three stories above grade with subterranean parking. Access will be provided from a private alley to an internal private driveway and fire lane with width varying from 12 feet to 21 feet. The development provides five guest parking spaces and 40 covered parking spaces for the residents. Grading activities will involve approximately 5,350 cubic yards of cut; 115 cubic yards of fill; and 800 cubic yards of over excavation and recompaction. 5,235 cubic yards of material will be exported from the project site.

KEY ISSUES

- A 20-unit apartment building, approved by Plot Plan No. 38677 on October 20, 2003, is currently under construction to remain.
- Oak Tree Permit Case No. 200600020-(5) was approved on January 23, 2007 to allow construction within the protected zone of two oak trees located outside the subject property identified as Tree Numbers 1 and 2 on the Vesting Tentative Tract Map and Exhibit Map.
- The property is within the boundaries of the East Pasadena-San Gabriel Community Standards District (CSD). Project meets minimum required setbacks, lot coverage, floor area, front yard landscaping, structure height and parking requirements of the CSD as approved through Plot Plan No. 38677.
- The proposed project is being considered as new condominiums because condominium conversion only includes occupied units.

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

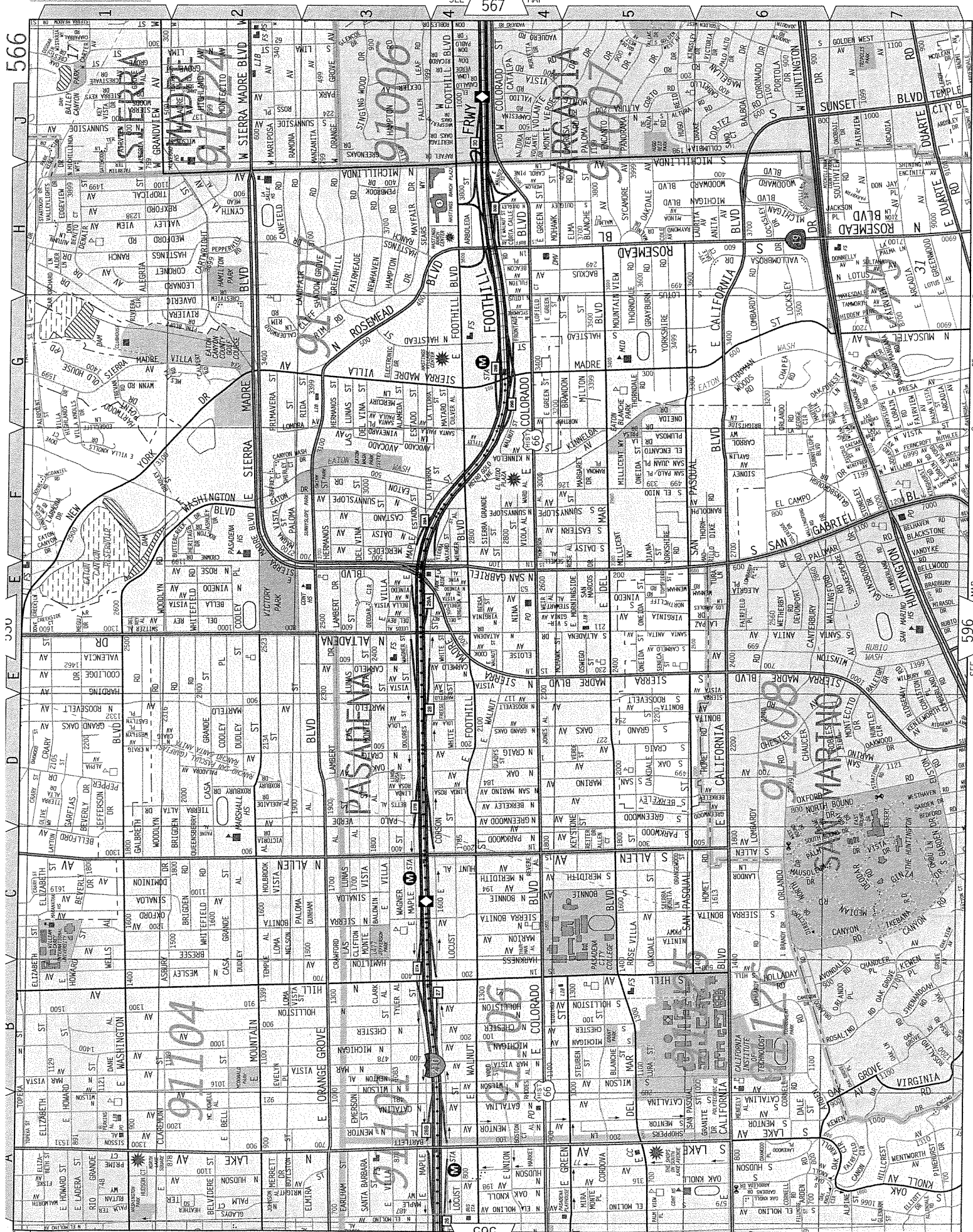
STAFF CONTACT PERSON		
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS*	PETITIONS	LETTERS
(O) (F)	(O) (F)	(O) (F)

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

- ☒ APPROVAL
 ☐ DENIAL
- ☐ No improvements
 _____ 20 Acre Lots
 _____ 10 Acre Lots
 _____ 2½ Acre Lots
 _____ Sect 191.2
- ☒ Street improvements
 _____ X Paving
 _____ X Curbs and Gutters
 _____ X Street Lights
- _____ X Street Trees
 _____ Inverted Shoulder
 _____ X Sidewalks
 _____ Off Site Paving
- ☒ Water Mains and Hydrants
- ☐ Drainage Facilities
- ☒ Sewer
 ☐ Septic Tanks
 ☒ Other: Underground service and utility lines
- ☒ Park Dedication "In-Lieu Fee"
 ☐ Multiuse Trails
 ☐ Offsite Improvements

ISSUES AND ANALYSIS

Permission to use the private alley at the rear of the property was granted by the owner, the Michillinda Park Association, through a recorded Declaration of Annexation in where the subject project site was given rights of ingress, egress, and access in, on and over the private alley.





Legend

- Parcel Boundary
- Aerial Street
- Highway
- Freeway

Master Plan of Highways

- Expressway (e)
- Interstate Highway (i)
- State Secondary Highway (s)
- Primary (p)
- Major Highway (m)
- Minor Highway (n)
- Local Highway (l)
- Secondary Highway (c)
- Tertiary Highway (t)

Railroad or Rapid Transit

- Rail Transit
- Underground Rapid Transit

Significant Rightlines

- Catalytic CSD Primary
- Catalytic CSD Secondary
- Catalytic CSD Tertiary
- SSMMA Significant

Assessment Map Book (AMB) (B)

- Zoning Ord. Map Grid
- USGS Map Grid
- USGS Topographic Map Grid
- TB Thematic Guide Grid
- TB Internal Page Grid
- Very High Fire Hazard Source
- Community Standards District (CSD)
- CSD Area Specific Boundary
- SRH (Coast Only)
- SRH (Coast Only) Area
- SEA

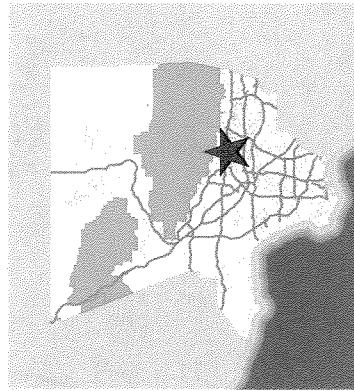
Section Line

- Township and Range
- Eastward District (EOD)
- Transit Oriented District (TOD)
- Suburb District
- Zone District (ZD)
- Supervision District Boundary

Safety Related Stations (From TB)

- Fire Station
- Highway Patrol
- Police Station
- Range Station
- Sherrif Station

Note: This is a static legend, which includes only a portion of layers. To get full legend, please use "Display Map Legend tab" on the top left side of screen.



PROJECT NO. 04-189-(5)
VESTING TENTATIVE TRACT MAP NO. 061375

STAFF ANALYSIS
NOVEMBER 6, 2007 HEARING OFFICER PUBLIC HEARING

PROJECT OVERVIEW

The applicant, Hank Jong, proposes to create one multi-family lot with 20 attached condominium units within one building on 1.27 gross acres (0.79 net acres) and. The proposed development will have 45 subterranean parking spaces including five guest parking spaces. A 20-unit apartment building, approved through Plot Plan No. 38677 on October 20, 2003, is currently under construction and will remain. Tree Permit Case No. 2006-00020-(5) was approved on January 23, 2007 to allow construction within the protected zone of two oak trees located outside the subject property.

The project was assessed with a Negative Declaration as the project will not have a significant effect on the environment.

Major project issues include:

- Access to the project site via a 20 foot-wide alley from Michigan Avenue.
- The proposed project is being considered as new condominiums because condominium conversion only includes occupied units.
- Residential infill has been proposed and required criteria met to allow the use of the Medium Density Residential category which would allow 12 to 22 units per acre for a maximum of 27 units

DESCRIPTION OF PROJECT PROPERTY

Location: The subject property is located on the North West corner of Michigan Boulevard and Huntington Drive, within the East Pasadena-San Gabriel Community Standards District ("CSD") and the East Pasadena Zoned District of Los Angeles County.

Physical Features: The subject property is approximately 1.27 gross acres (0.79 net acres) in size. It is rectangular in shape with level topography. A 20-unit apartment building is currently under construction.

Access: Access will be provided from a 20 foot wide private alley off of Michigan Boulevard, a 100 foot wide public street at the rear of the property, onto an internal private driveway and fire lane with a width varying from 12 feet to 21 feet.

Services: Domestic water will be supplied by the East Pasadena Water Company. Sewage disposal will be provided through the County Sanitations Districts of Los Angeles County.

ENTITLEMENTS REQUESTED

Vesting Tentative Tract Map: The applicant requests approval of a Vesting Tentative Tract Map No. 061375. The subdivision request is to create one multi-family lot with 20 attached condominium units within one building on 1.27 gross acres.

EXISTING ZONING

The project site is zoned R-3 (Limited Multiple Residence Zone). Surrounding zoning is as follows:

- North: R-3 (Limited Multiple Residential Zone) and R-1-20,000 (Single Family Residential Zone-20,000 Square Feet Minimum Required Lot Area);
- East: R-3 (Limited Multiple Residence Zone), R-1-20,000 (Single Family Residential Zone-20,000 Square Feet Minimum Required Lot Area) and R-1-20,000 (Single Family Residential Zone-20,000 Square Feet Minimum Required Lot Area);
- South: R-3 (Limited Multiple Residential Zone), C-2 (Neighborhood Business Zone), R-1 (Single Family Residential Zone), C-1 (Restricted Business Zone), R-3-25U (Limited Multiple Residential Zone-25 Units per Acre) and C-2-DP (Neighborhood Business Zone-Development Program);
- West: C-2 (Neighborhood Business Zone), C-2-DP (Neighborhood Business Zone-Development Program), R-1 (Single Family Residential Zone), R-1-20,000 (Single Family Residential, Zone-20,000 Square Feet Minimum Required Lot Area) and R-1-40,000 (Single Family Residential Zone- 40,000 Square Feet Minimum Required Lot Area).

EXISTING LAND USES

A 20-unit apartment building is currently under construction on the subject property. Surrounding land uses are as follows:

- North: Single-family residences, apartments, a church and a school

East: To the east there are single-family residences, a park, professional and medical offices

South: Single-family residences, apartments, condominiums, commercial retail, restaurants and professional offices

West: To the west there are single-family residences, apartments, commercial retail and professional offices.

PREVIOUS CASE/ZONING HISTORY

Plot Plan No. 38677 was approved on October 20, 2003 for a 20-unit apartment building and is currently under construction. Oak Tree Permit Case No. 2006-00020-(5) was approved on January 23, 2007, to allow construction within the protected zone of two oak trees located outside the subject property identified as Tree Numbers 1 and 2 on the Vesting Tentative Tract Map and Exhibit Map.

The current R-3 zoning on the subject property became effective on December 11, 1949, following the adoption of Ordinance Number 5440 which established Zone Change Case Number 2237 and rezoned the property from R-1 to R-3.

PROJECT DESCRIPTION

Vesting Tentative Tract Map No. 061375 and Exhibit Map dated April 4, 2007, depict a subdivision of one multi-family lot with 20 attached condominium units within one building on 1.27 gross acres (0.79 net acres). The residential building covers the entire subject property except over the area of the required yard setbacks and a private driveway and fire lane. The residential building will consist of three stories above grade with a maximum height of 35 feet, and a basement under half of the building for parking and storage. All units will have an attached two-car garage and an additional total of five guest parking spaces will be provided for the entire project. The setbacks are 15 feet in the rear; five feet on the west side; seven and a half feet on the east side and the front yard setback is the average of the front yards on the same side of the street on the same block, which is 24 and a half feet.

Access will be provided from a 20 foot wide private alley from Michigan Avenue at the rear of the property onto a private driveway and fire lane within the lot. Access to use the private alley has been given by the owner, The Michillinda Park Association, through a "Declaration of Annexation". The recorded annexation has given the subject property the

rights of ingress, egress, and access in, on and over the alley. The private driveway and fire lane within the project site ranges in width from 12 to 21 feet.

A block wall is proposed within the required front yard setback. Grading activities include 5,350 cubic yards of cut and 115 cubic yards of fill. A total of 5,650 cubic yards of cut will be exported and 800 cubic yards will be used in over excavation and compaction.

GENERAL PLAN CONSISTENCY

The subject property is located within the Low Density Residential Category 1 of the Los Angeles Countywide General Plan ("General Plan") which allows a maximum of one to six dwelling units per gross acre. This would allow a maximum of seven dwelling units on the subject property. General Plan policy however supports a more concentrated form of urban development subject to conformance of certain criteria that have been met through a Burden of Proof for Infill Findings. The necessary findings to support density infill and increase the density from Category 1 to Category 3 (Medium Density Residential) were found and are as follows:

1. The proposed project will not disrupt sound residential neighborhoods nor adversely affect the character of the established community since the proposed 20-unit condominium project will replace a demolished 17-unit apartment building complex.
2. The proposed project site is of sufficient size to accommodate design features (setbacks, landscaping, buffering, etc.) necessary to ensure compatibility with surrounding uses since it will be consistent with the existing surrounding apartment buildings and condominiums in terms of scale and density.
3. The proposed project will not overburden existing public services and facilities since a sewer area study approved by the Department of Public Works determined that the project will not overburden the existing sewer conditions.
4. The proposed use will not disrupt or adversely impact local traffic and parking conditions since the subject site will provide two covered parking spaces for each unit and an additional five guest parking spaces.
5. Compatibility of the proposed project with surrounding uses, in terms of scale, intensity and design, is ensured through specific site plan review. The subject property will be of sufficient size to provide the required yard setbacks and meet the provisions of the East Pasadena- San Gabriel Community Standards District.

Applicable Plan Provisions

The following are excerpts of applicable Countywide General Plan policies and provisions:

Land Use Element:

Policy 1: Concentrate well designed high density housing in adjacent to centers to provide convenient access to jobs and services without sacrificing livability or environmental quality.

Policy 24: Promote compatible land use arrangements that reduce reliance on the private automobile in order to minimize related social, economic and environmental costs.

EAST PASADENA-SAN GABRIEL COMMUNITY STANDARDS DISTRICT

The subject property is located within the boundaries of the East Pasadena-San Gabriel Community Standards District ("CSD") of the Los Angeles County Code ("County Code"), effective August 23, 2002. The proposed development is subject to all applicable provisions in the CSD and is consistent with the required Zone-Specific Development Standards of Section 22.44.135.D.2 as follows:

Setbacks- The proposed development is in compliance with all applicable setbacks as follow; a five foot side yard setback, 15 foot rear yard setback and the average depth of front yards on the same side of the street on the same block, which is 24.5 feet are provided.

Landscaping- A minimum of 20 percent of the front yard must be landscaped and a total of 53 percent of the required front yard is proposed with softscape.

Maximum Floor Area and Lot Coverage- A maximum of 100 percent of the floor area may be used for the development and a total of 95 percent is proposed. A maximum of 75 percent of lot coverage is permitted and the development will cover a total of 48.7 percent of the lot.

ENVIRONMENTAL DOCUMENTATION

On October 6, 2004, the staff of the Department of Regional Planning completed its review of the Environmental Questionnaire and other data regarding the proposed development. A Negative Declaration has been recommended as the appropriate environmental document for this project pursuant to the California Environmental Quality

Act (CEQA) and the Los Angeles County Environmental Guidelines. It was determined that this project will not exceed the established threshold criteria for any environmental factor, and as a result, will not have a significant effect on the physical environment.

COUNTY DEPARTMENTS AND AGENCY COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. The Subdivision Committee has reviewed the Vesting Tentative Tract and the Exhibit Maps dated April 4, 2007, and recommends approval of the project with the attached conditions.

County Sanitation Districts of Los Angeles County provided written correspondence on October 11, 2007 regarding conveyance of wastewater to the local sewer line within District No. 5. In order for the expected average wastewater flow of 3,900 gallons per day to be treated at the San Jose Creek Water Reclamation Plant, a connection and charge fee will apply.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

On October 4, 2007, hearing notices regarding this proposal were mailed to all property owners as identified on the current Assessor's record within 1,000 feet of the subject property for a total of 201 notices.

The public hearing notice was published in Pasadena Star News and La Opinion on October 4, 2007. Project materials, including a Tentative Tract Map, an Exhibit Map, Land Use Map, County draft conditions of approval and environmental documentation were received at the Temple City Library on October 5, 2007. Three hearing notices were posted on the subject property along each street frontage on October 3, 2007. Some public materials were also made available on the Department's website.

CORRESPONDENCE RECEIVED

At time of writing, staff has received one opposition letter from a neighboring resident within a 1,000 foot radius stating that they will not be able to attend the hearing, and that the project will negatively impact the low density, large lots, and trees in the area.

In addition, staff has received two telephone calls. One telephone call was for general information of the proposed project and the second was a neighbor concerned with the location of access for the project. The neighbor was concerned that The Michillinda Park

Association, Inc., which has given legal rights to the subject tract to use the private alley for access, is not composed of surrounding property owners who currently use the private alley.

STAFF EVALUATION

The proposed development is consistent with all applicable provisions of Title 21 (Subdivision Ordinance) and Title 22 (Zoning Ordinance) of the County Code including provisions in the East Pasadena-San Gabriel CSD. While the proposed density exceeds the existing current land use of the General Plan, Infill Findings have been made to support the proposed project. The subject property is surrounded by compatible uses and has access to a County-maintained street. All required public services and necessary infrastructure can be provided for the proposed subdivision.

The proposed condominium development would be consistent with existing residential development to the north, west and south of the subject property. The subject property is appropriate for transitional residential development from single-family lots to the east, to multi-family lots and condominium units to the north, west and south. The proposed number of units is consistent with the existing density within a 500-foot radius

A 20-unit apartment building approved on October 20, 2003 through Plot Plan No. 38667 is currently under construction on the property and is consistent with applicable provisions.

The transport of 5,235 cubic yards of earthwork is not considered an offsite transport grading project and will not require a Planning Director's Review, as it does not exceed the 10,000 cubic yard threshold for earthwork transport.

Since the lot is multifamily residential, one tree has been required on the site. It is recommended to require additional trees for a total of 12 trees throughout the property.

FEES/DEPOSITS

If approved as recommended by staff, the following shall apply:

California Department of Fish and Game:

- Fees of \$1,850.00 associated with the filing and posting of a Notice of Determination for a Negative Declaration with the County Clerk, to defray the costs

of fish and wildlife protection and management incurred by the California Department of Fish and Game.

STAFF RECOMMENDATION

Staff recommends that the public hearing be closed, the Negative Declaration be adopted, and Vesting Tentative Tract Map No. 061375 be approved with the attached conditions.

Attachments:

- Factual
- GIS-NET Map
- Thomas Brothers Guide Map Page
- Draft Findings and Conditions
- Negative Declaration
- Correspondence
- Vesting Tentative Tract Map No. 061375 and Exhibit Map dated April 04, 2007
- Land Use Map

SMT:ACB
11/01/07

**COUNTY OF LOS ANGELES
FINDINGS OF THE HEARING OFFICER
FOR VESTING TENTATIVE TRACT MAP NO. 061375**

1. The Hearing Officer of the County of Los Angeles has conducted a public hearing on the matter of Vesting Tentative Tract Map No. 061375 on November 6, 2007.
2. Vesting Tentative Tract Map No. 061375 is a request to create one multi-family lot with 20 attached condominium units within one building on 1.27 gross acres.
3. The site is located on the north west corner of Michigan Boulevard and Huntington Drive, in the East Pasadena-San Gabriel Community Standards District ("CSD") within the East Pasadena Zoned District of Los Angeles County.
4. The rectangularly shaped subject property is 1.27 gross acres (0.79 net acres) in size with a level topography. A 20-unit apartment building, approved by Plot Plan No. 38677, is currently under construction.
5. Access is provided from a 20 foot wide private alley, off of Michigan Boulevard, a 100 foot wide dedicated street, located at the rear of the property to an internal private driveway and fire lane with a width varying from 12 to 21 feet.
6. A Declaration of Annexation has been recorded by The Michillinda Park Association, Inc., the legal owners of the private alley, giving the subject property rights of ingress, egress, and access in, on and over the alley.
7. The project site is zoned R-3 (Limited Multiple Residence Zone).
8. A 20-unit apartment building is currently under construction. To the north of the property uses included single family residences, apartment buildings, a church and a school. To the east of the property uses include single family residences, a park, professional and medical offices. To the south of the property uses include single family residences, apartment buildings, condominiums, commercial retail, professional offices and restaurants. To the west of the property uses include apartment buildings, single family residences, commercial retail and professional offices.
9. The proposed project is consistent with the R-3 (Limited Multiple Residential Zone) classification as attached residential units are permitted by Section 22.20.280 of the Los Angeles County Code ("County Code").
10. The subject property is located within the boundaries of the East Pasadena-San Gabriel CSD, effective August 23, 2002. The proposed development is subject to all applicable provisions in the CSD.

11. The proposed development is consistent with applicable provisions in the CSD, including provisions regarding required setbacks and lot coverage.
12. The property is depicted within the Urban 1 Low Density Residential land use category (density of one to six dwelling units per acre) of the Los Angeles Countywide General Plan ("General Plan"). This land use designation would allow a maximum of seven dwelling units on the site. The density of the proposed residential development, approximately 15 dwelling units per acre, exceeds the density allowed under the Low Density Residential land use classification. However, general plan policies also support concentrated "infill" residential development. The project's higher density is consistent with the residential infill policy of the General Plan since it meets the following criteria:
 1. The proposed project will not disrupt sound residential neighborhoods nor adversely affect the character of the established community since the proposed 20-unit condominium project will replace a demolished 17-unit apartment building complex.
 2. The proposed project site is of sufficient size to accommodate design features (setbacks, landscaping, buffering, etc.) necessary to ensure compatibility with surrounding uses since it will be consistent with the existing surrounding apartment buildings and condominiums in terms of scale and density.
 3. The proposed project will not overburden existing public services and facilities since a sewer area study approved by the Department of Public Works determined that the project will not overburden the existing sewer conditions.
 4. The proposed use will not disrupt or adversely impact local traffic and parking conditions since the subject site will provide two covered parking spaces for each unit and an additional five guest parking spaces.
 5. Compatibility of the proposed project with surrounding uses, in terms of scale, intensity and design, is ensured through specific site plan review. The subject property will be of sufficient size to provide the required yard setbacks and meet the provisions of the East Pasadena-San Gabriel Community Standards District.
13. The project consists of one multi-family residential building containing 20 attached condominiums. Each condominium unit will have an attached two-car garage and a total of five guest parking spaces will be provided.

14. The project proposes 5,350 cubic yards of cut, 115 cubic yards of fill and 800 cubic yards of over excavation and recompaction. A total of 5,235 cubic yards will be exported off the site.
15. Correspondence was received from County Sanitation Districts of Los Angeles County regarding conveyance of wastewater to the local sewer line within District No. 5. Connection and charge fees will apply. One letter of opposition was received from the public and distributed to the Hearing Officer during the hearing, concerning the compability of the proposed density of the project.
16. Two telephone calls were received from the public. One call was regarding general information of the project and the second call was concerning the legal authority of The Michillinda Park Association, Inc. to give legal access to the proposed development to take access from the private alley at the rear of the property.
17. At the November 6, 2007 public hearing, the Hearing Officer heard a staff presentation and oral testimony from the representative regarding the proposed development.
18. On November 6, 2007 after hearing all testimony, the Hearing Officer closed the public hearing and approved Vesting Tentative Tract Map No. 061375.
19. The Hearing Officer approved the project with the requirement of 12 additional trees.
20. The Hearing Officer finds the proposed project and the provisions for its design and improvement consistent with the goals and policies of the Plan. The project increases the supply and diversity of housing and promotes the efficient use of land through a more concentrated pattern of urban development.
21. The proposed development is compatible with surrounding land use patterns. Multifamily residential development exists to the north, south and west of the subject property.
22. The site is physically suitable for the density and type of development proposed, since the property is relatively level and has an adequate building site to be developed in accordance with the County grading ordinance, has access to a County-maintained street, will be served by public sewers, will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs; and will have flood hazards and geological hazards mitigated in accordance with the requirements of Los Angeles County Department of Public Works ("Public Works").
23. The design of the subdivision and the type of improvements proposed will not cause serious public health problems, since sewage disposal, storm drainage,

fire protection, and geological and soils factors are addressed in the conditions of approval.

24. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map provide adequate protection for any such easements.
25. Pursuant to Article 3.5 of the Subdivision Map
26. Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
27. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the California Water Resources Code.
28. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.
29. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified that the project will not have a significant effect on the environment. Based on the Initial Study, a Negative Declaration has been prepared for this project.
30. After consideration of the attached Negative Declaration together with any comments received during the public review process, the Hearing Officer finds on the basis of the whole record before the Hearing Officer that there is no substantial evidence the project will have a significant effect on the environment, finds the Negative Declaration reflects the independent judgment and analysis of the Hearing Officer, and adopts the Negative Declaration.
31. This tract map has been submitted as a "vesting" tentative map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the County Code.
32. The Hearing Officer finds that the project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the Fish and Game Code.

33. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is the Los Angeles County Department of Regional Planning (Regional Planning), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

THEREFORE, in view of the findings of fact and conclusions presented above, the Vesting Tentative Tract Map No. 061375 is approved subject to the attached conditions recommended by the Los Angeles County Subdivision Committee.

**DEPARTMENT OF REGIONAL PLANNING
VESTING TENTATIVE TRACT MAP NO. 061375**

**Map Date: April 4, 2007
Exhibit Map Date: April 4, 2007**

DRAFT CONDITIONS:

1. Conform to the applicable requirements of Title 21 and 22 of the Los Angeles County Code ("County Code"), including the requirements of the R-3 (Limited Multiple Residential) zone. Also, conform to the requirements of the East Pasadena-San Gabriel Community Standards District ("CSD").
2. Label the interior driveway as "Private Driveway and Fire Lane" on the final map.
3. Submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") to Regional Planning for review prior to final map approval.
4. Provide in the CC&Rs a method for the continuous maintenance of the common areas, including the driveway and the lighting system along all walkways, to the satisfaction of Regional Planning.
5. Reserve in the CC&Rs the right for all residents within the condominium project to use the driveway for access and the guest parking spaces throughout the subdivision.
6. The subject property shall be developed and maintained in substantial compliance with the approved Exhibit Map, dated April 4, 2007.
7. Place a note or notes on the final map, to the satisfaction of Regional Planning and Public Works, that this subdivision is approved as a condominium project for a total of 20 residential units whereby the owners of the units of air space will hold an undivided interest in the common areas, which will in turn provide the necessary access, and utility easements for the units.
8. The subdivider or successor in interest shall plant at least 12 trees of a non-invasive species within the residential lot. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by the Los Angeles County Department of Regional Planning ("Regional Planning"), and a bond shall be posted with the Los Angeles County Department of Public Works ("Public Works") or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.
9. Within five (5) days from the approval date, remit processing fees of \$1,850.00 payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the California Fish and Game Code to

defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.

10. The subdivider shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this tentative map approval, or related discretionary project approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code Section 65499.37 or any applicable limitation period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall cooperate fully in the defense.
11. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within 10 days of the filing pay the Department of Regional Planning an initial deposit of \$5,000.00, from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the subdivider or the subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation;
 - b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the subdivider according to the County Code Section 2.170.010.

Except as expressly modified hereinabove, this approval is subject to all those conditions set forth in the attached reports recommended by the Los Angeles County Subdivision Committee, consisting of the Departments of Public Works, Fire, Parks and Recreation, and Public Health.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 061375 (Rev.)

Page 1/3

TENTATIVE MAP DATED 04-04-2007
EXHIBIT MAP DATED 04-04-2007

The following reports consisting of 10 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
8. Place standard condominium notes on the final map to the satisfaction of Public Works.
9. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
10. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., in documents over the private driveways to the satisfaction of Public Works.
11. Quitclaim or relocate easements running through proposed structures.
12. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
13. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
14. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 061375 (Rev.)

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TENTATIVE MAP DATED 04-04-2007
EXHIBIT MAP DATED 04-04-2007

15. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HW
Prepared by Henry Wong

tr61375L-rev3(rev'd 10-03-07).doc

Phone (626) 458-4915

Date Rev. 10-03-2007



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION
DRAINAGE AND GRADING UNIT

TRACT NO. 061375

REV TENTATIVE MAP DATED 04/04/07
EXHIBIT MAP 04/04/07

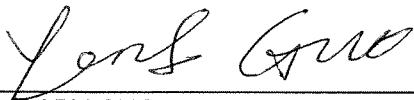
DRAINAGE CONDITIONS

1. Approval of this map pertaining to drainage is recommended.

=====

GRADING CONDITIONS:

1. A grading plan and soil and geology report must be submitted and approved prior to approval of the final map. The grading plans must show and call out the construction of at least all the drainage devices and details, the paved driveways, the elevation and drainage of all pads, and the SUSMP devices. The applicant is required to show and call out all existing easements on the grading plans and obtain the easement holder approvals prior to the grading plans approval.
2. Comply with the requirements of the drainage concept / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 01/13/05 to the satisfaction of Public Works.

Name  Date 05/09/07 Phone (626) 458-4921
GARY GUO

**County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925**

DISTRIBUTION

1 Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT / PARCEL MAP 61375
SUBDIVIDER Ta-Jen Lee
ENGINEER EGL Associates, Inc.
GEOLOGIST EGL
SOILS ENGINEER EGL

TENTATIVE MAP DATED 4/4/07 (Revision)
LOCATION Pasadena

REPORT DATE 2/15/05, 9/7/04, 3/15/04 (Fault Trace Evaluation)
REPORT DATE 3/15/04

Additional Reports Reviewed: Earth Consultants International 2/9/05


[X] TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- [X] The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical factors have been properly evaluated.
- [X] A grading plan must be geotechnically approved by the GMED. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.
- [X] All geologic hazards associated with this proposed development must be eliminated,
or
delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- [] A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). _____, dated _____ refer to the Soils Report(s) _____."
- [X] The Soils Engineering review dated 5/8/07 is attached.

] TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- [] This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.
- [] The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- [] Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- [] Groundwater is less than 10 feet from the ground surface on lots _____
- [] The Soils Engineering review dated _____ is attached.

pared by


Charles Nestle

Reviewed by _____

Date 5/8/07

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office 8.2
Job Number LX001129
Sheet 1 of 1

Tentative Tract Map 61375
Location 879 Michigan Avenue, Pasadena
Developer/Owner Ta-Jen Lee
Engineer/Architect EGL Associates, Inc.
Soils Engineer EGL
Geologist Same as above

DISTRIBUTION:
☐ Drainage
☐ Grading
☐ Geo/Soils Central File
☐ District Engineer
☐ Geologist
☐ Soils Engineer
☐ Engineer/Architect

Review of:

Revised Tentative Tract Map And Exhibit Dated By Regional Planning 4/4/07
Soils Engineering and Geologic Report Dated 2/15/05, 9/7/04, and 3/15/04
Geologic (Fault Trace Evaluation) Report Dated 2/9/05
Previous review sheet dated 5/4/06

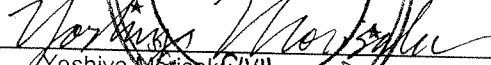
ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

At the grading plan review stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY ENGINEER:
ON-SITE SOILS ARE CORROSIVE TO FERROUS METALS.

Reviewed by  Date 5/8/07



NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\Yosh\61375TentT

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The use of the existing 20 feet wide private alley as access must be approved by Department of Regional Planning and Fire Department.
2. Dedicate vehicular access right on Huntington Drive.
3. Provide a property line return radius or corner-cutoffs at the intersection of Huntington Drive and Michigan Boulevard to meet current guidelines of the Americans with Disabilities Act (ADA) to the satisfaction of Public Works.
4. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Huntington Drive and Michigan Boulevard.
5. Repair any displaced, broken, or damaged curb, gutter, sidewalk, and pavement along the property frontage on Huntington Drive and Michigan Boulevard.
6. Construct sidewalk fill-in along a portion of the property frontage on Huntington Drive to the satisfaction of Public Works.
7. Replace the decorative sidewalk strip with a standard PCC walk along a portion of the property frontage on Huntington Drive to the satisfaction of Public Works.
8. Construct full width sidewalk at the walk return at Huntington Drive and Michigan Boulevard.
9. Construct parkway improvements (sidewalk, driveway, landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current Americans with Disabilities Act (ADA) requirements along the property frontage on Huntington Drive and Michigan Boulevard to the satisfaction of Public Works.
10. If required, reconstruct the existing curb return at the intersection of Huntington Drive and Michigan Boulevard (northwesterly corner) to provide full width sidewalk, curb ramp, and curb return to meet current ADA requirements to the satisfaction of Public Works.
11. Plant street trees along the property frontage on Huntington Drive and Michigan Avenue.

TENTATIVE MAP DATED 04-04-2007
EXHIBIT DATED 04-04-2007

12. Prior to final map approval, the subdivider shall enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
13. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
14. Comply with following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on Huntington Drive and Michigan Boulevard to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed development is within an existing Lighting District. For acceptance of street light transfer of billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 061375 (Rev.)

Page 1/1

TENTATIVE MAP DATED 04-04-2007
EXHIBIT MAP DATED 04-04-2007

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install separate house laterals to serve each building in the land division.
2. Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line.
3. A sewer area study for the proposed subdivision (PC11757AS, dated 07-14-2005) was reviewed and approved. No additional mitigation measures are required. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.

HW
Prepared by Allen Ma
tr61375s-rev3.doc

Phone (626) 458-7151

Date 05-10-2007

TENTATIVE MAP DATED 04-04-2007
EXHIBIT MAP DATED 04-04-2007

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

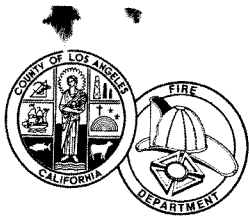
1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building.
3. If required, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
4. Submit landscape and irrigation plans for each multi-family in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

HR

Prepared by Lana Radle
tr61375w-rev3.doc

Phone (626) 458-4921

Date 05-09-2007



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 61375 Map Date April 04, 2007 - Ex. A

C.U.P. _____ Map Grid ARCADIA

- ☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☐ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☐ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☐ Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☐ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☐ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☐ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☐ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☒ The Fire Department has no additional requirements for this division of land.

Comments: **The subdivision as submitted is approved based on the attached conditions issued by Fire Prevention Engineering section.**

By Inspector: Janna Masi Date May 18, 2007

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 61375 Tentative Map Date April 04, 2007 - Ex. A

Revised Report YES

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☐ The required fire flow for public fire hydrants at this location is ____ gallons per minute at 20 psi for a duration of ____ hours, over and above maximum daily domestic demand. ____ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is ____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing ____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☐ Fire hydrant requirements are as follows:
- Install ____ public fire hydrant(s). Verify / Upgrade existing ____ public fire hydrant(s).
- Install ____ private on-site fire hydrant(s).
- ☐ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☐ Location: As per map on file with the office.
- ☐ Other location: ____
- ☐ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☐ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

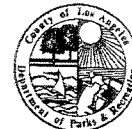
Comments: _____

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Janna Masi Date May 18, 2007



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # 61375 DRP Map Date: 04/04/2007 SCM Date: / / Report Date: 05/09/2007
Park Planning Area # 42 WEST SAN GABRIEL VALLEY Map Type: REV. (REV RECD)

Total Units **20** = Proposed Units **8** + Exempt Units **12**

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.06
IN-LIEU FEES:	\$22,722

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$22,722 in-lieu fees.

Trails:

No trails.

Comments:

Proposed 20 attached residential condominium units, with credit for 12 apartment units to be removed, net density increase of 8 units.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By: James Barber
James Barber, Developer Obligations/Land Acquisitions

Supv D 5th
May 09, 2007 07:57:40
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LOS ANGELES COUNTY DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION WORKSHEET

Tentative Map #	61375	DRP Map Date: 04/04/2007	SMC Date: / /	Report Date: 05/09/2007
Park Planning Area #	42	WEST SAN GABRIEL VALLEY		
				Map Type: REV. (REV RECD)

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P) \text{ people} \times (0.003) \text{ Goal} \times (U) \text{ nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.
- Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.
- U = Total approved number of Dwelling Units.
- X = Local park space obligation expressed in terms of acres.
- RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units 20 = Proposed Units 8 + Exempt Units 12

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.98	0.0030	0	0.00
M.F. < 5 Units	3.23	0.0030	0	0.00
M.F. >= 5 Units	2.40	0.0030	8	0.06
Mobile Units	2.35	0.0030	0	0.00
Exempt Units			12	
Total Acre Obligation =				0.06

Park Planning Area = 42 WEST SAN GABRIEL VALLEY

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.06	\$378,708	\$22,722

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.06	0.00	0.00	0.06	\$378,708	\$22,722



JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JOHN F. SCHUNHOFF, Ph.D.
Chief Deputy

Environmental Health
TERRANCE POWELL, R.E.H.S.
Acting Director of Environmental Health

Bureau of Environmental Protection
Land Use Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 · FAX (626)813-3016
www.lapublichealth.org/eh/progs/envirp.htm



BOARD OF SUPERVISORS

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October 3, 2007

RFS No. 07-001131

Tract Map No. 061375

Vicinity: East Pasadena

Addendum Letter to Tentative Tract Map Date: April 4, 2007 (3rd Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and Tentative Tract Map 61375 is cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by the **East Pasadena Water Company**, public water system #1910020. The water company confirmation letter has been received and approved.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District** as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,

Becky Valenti, E.H.S. IV
Land Use Program

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

NEGATIVE DECLARATION

PROJECT NUMBER: 04-189 / TR061375

1. DESCRIPTION:

The proposed project is a request for a Tentative Tract Map to allow the construction of 20 condominium units in a single three-story structure. The proposed development will have 45 subterranean parking spaces including 5 for guest parking. Other proposed improvements include the construction of retaining walls, catch basins, sewer main, and drain pipes. No street access is proposed, but access to the parking area is available through the alley. Approximately 5,350 c.y. of grading and 115 c.y. of fill is proposed with the remaining 5,235 c.y. of material to be exported offsite. Two existing apartment buildings, two parking structures, and all trees onsite will be removed to make way for the proposed development.

2. LOCATION:

879 Michigan Blvd. & 3735 Huntington Drive, Arcadia

3. PROPONENT:

*Ta-Jen Lee
255 E. Santa Clara St., #210
Arcadia, CA 91006*

4. FINDINGS OF NO SIGNIFICANT EFFECT:

BASED ON THE ATTACHED INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

5. LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:

**THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS NEGATIVE DECLARATION IS BASED IS:
DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012**

PREPARED BY: Christina D. Tran

DATE: October 6, 2004

CT



***** INITIAL STUDY *****

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

I.A. Map Date: July 30, 2004 Staff Member: Christina D. Tran
Thomas Guide: 566 H-6 USGS Quad: Mount Wilson
Location: 879 Michigan Blvd. & 3735 Huntington Drive, Arcadia

Description of Project: Application for Tentative Tract Map to allow the construction of 20 condominium units in a single three-story structure. The proposed development will have 45 subterranean parking spaces including 5 for guest parking. Other proposed improvements include the construction of retaining walls, catch basins, sewer main, and drain pipes. No street access is proposed, but access to the parking area is available through the alley. Approximately 5,350 c.y. of grading and 115 c.y. of fill is proposed with the remaining 5,235 c.y. of material to be exported offsite. Two existing apartment buildings, two parking structures, and all trees onsite will be removed to make way for the proposed development.

Gross Acres: .79 acre

Environmental Setting: Project site is located in an urbanized area with no significant natural habitat. The site is currently developed with two apartment buildings, an 8 car garage, and other accessory structures which will all be demolished. Surrounding uses consist of single family residences, duplexes and apartments, a park, commercial establishments, and a church.

Zoning: R-3 (Limited Multiple Residences)

General Plan: Low Density Residential

Community/Area wide Plan: N/A

Major projects in area:

<u>PROJECT NUMBER</u>	<u>DESCRIPTION & STATUS</u>
<u>TR53429 / 01-006</u>	<u>1 MF lot [5 attached NC] (4-1-03 approved)</u>
<u>PM26591 / 02-007</u>	<u>4 detached condominium (1-21-03 approved)</u>
<u>PM26675 / 02-095</u>	<u>2 SF lots (9-16-03 approved)</u>
<u>TR53849 / 02-157</u>	<u>1 MF [10 detached NC] (1-21-03 approved)</u>
<u>TR45300 / 87099</u>	<u>1 MF lot [15 condominium units] (3-9-88 recorded)</u>
<u>PM060046 / 03-174</u>	<u>4 SF lots (pending)</u>
<u>TR52296 / 97043</u>	<u>5 condominium units (10-9-97 approved)</u>
<u>CP03-147</u>	<u>Kohl's department store (pending)</u>

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

<u>Responsible Agencies</u> <input type="checkbox"/> None <input checked="" type="checkbox"/> Regional Water Quality Control Board <input checked="" type="checkbox"/> Los Angeles Region <input type="checkbox"/> Lahontan Region <input type="checkbox"/> Coastal Commission <input type="checkbox"/> Army Corps of Engineers <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <u>Trustee Agencies</u> <input checked="" type="checkbox"/> None <input type="checkbox"/> State Fish and Game <input type="checkbox"/> State Parks <input type="checkbox"/> _____	<u>Special Reviewing Agencies</u> <input type="checkbox"/> None <input type="checkbox"/> Santa Monica Mountains Conservancy <input type="checkbox"/> National Parks <input type="checkbox"/> National Forest <input type="checkbox"/> Edwards Air Force Base <input type="checkbox"/> Resource Conservation District of Santa Monica Mtns. Area <input checked="" type="checkbox"/> <u>City of Arcadia</u> <input checked="" type="checkbox"/> <u>Arcadia Unified School District</u> <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____	<u>Regional Significance</u> <input checked="" type="checkbox"/> None <input type="checkbox"/> SCAG Criteria <input type="checkbox"/> Air Quality <input type="checkbox"/> Water Resources <input type="checkbox"/> Santa Monica Mtns. Area <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <u>County Reviewing Agencies</u> <input checked="" type="checkbox"/> Subdivision Committee <input checked="" type="checkbox"/> DPW: <i>Geotechnical and Materials Engineering Division; Watershed Management (and NPDES Section); Traffic & Lighting</i> <input checked="" type="checkbox"/> <i>Sanitation Districts</i> <input checked="" type="checkbox"/> <i>Parks & Recreation</i>
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IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)			
			Less than Significant Impact/No Impact		
			Less than Significant Impact with Project Mitigation		
			Potentially Significant Impact		
CATEGORY	FACTOR	Pg			Potential Concern
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Pop/Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS* shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

- Development Policy Map Designation: Conservation/Maintenance
- ☒ Yes ☐ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
- ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☐ Check if DMS printout generated (attached)

Date of printout: _____

☐ Check if DMS overview worksheet completed (attached)

EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

☒ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

☐ MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

☐ ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The Addendum EIR is required to analyze only the factors changed or not previously addressed.

Reviewed by: Christine Tran Date: 10-12-04

Approved by: Daryl Koutnik Date: 6 OCTOBER 2004

☒ This proposed project is exempt from Fish and Game CEQA filing fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

☐ Determination appealed – see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? <u>Located within Raymond Fault (L.A. County Safety Elements map)</u>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area containing a major landslide(s)?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having high slope instability?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Building Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70 | | | |
| <input type="checkbox"/> MITIGATION MEASURES | <input checked="" type="checkbox"/> OTHER CONSIDERATIONS | | |
| <input type="checkbox"/> Lot Size | <input type="checkbox"/> Project Design | <input type="checkbox"/> Approval of Geotechnical Report by DPW | |

DPW had no comments in their letter of 9/27/04. Applicant shall comply with all requirements of the Subdivision Committee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

- | | | |
|--|--|---|
| <input type="checkbox"/> Potentially significant | <input type="checkbox"/> Less than significant with project mitigation | <input checked="" type="checkbox"/> Less than significant/No Impact |
|--|--|---|

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in or subject to high mudflow conditions?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project contribute or be subject to high erosion and debris deposition from run-off?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project substantially alter the existing drainage pattern of the site or area?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., dam failure)?

STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 – Section 308A ☐ Ordinance No. 12,114 (Floodways)

☒ Approval of Drainage Concept by DPW

☐ MITIGATION MEASURES

☒ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

Applicant shall comply with all requirements of the Subdivision Committee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the proposed use constitute a potentially dangerous fire hazard?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ Water Ordinance No. 7834 ☐ Fire Ordinance No. 2947 ☒ Fire Regulation No. 8
☐ Fuel Modification / Landscape Plan

☐ MITIGATION MEASURES

☒ OTHER CONSIDERATIONS

☐ Project Design ☐ Compatible Use

Applicant shall comply with all requirements of the Subdivision Committee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☒ Noise Control (Title 12 – Chapter 8) ☐ Uniform Building Code (Title 26 - Chapter 35)

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

☒ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project require the use of a private sewage disposal system?
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations <i>or</i> is the project proposing on-site systems located in close proximity to a drainage course?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?
	<i>10-99 home subdivision are subject to NPDES requirement</i>			
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?
	<i>10-99 home subdivision are subject to NPDES requirement</i>			
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- | | |
|--|---|
| <input type="checkbox"/> Industrial Waste Permit | <input type="checkbox"/> Health Code – Ordinance No.7583, Chapter 5 |
| <input type="checkbox"/> Plumbing Code – Ordinance No.2269 | <input checked="" type="checkbox"/> NPDES Permit Compliance (DPW) |

☐ MITIGATION MEASURES

- ☐ Lot Size ☐ Project Design ☐ Compatible Use

☒ OTHER CONSIDERATIONS

Consultation with RWQCB and DPW – Watershed Management (and NPDES Section). Applicant shall comply with all requirements of the Subdivision Committee and with all state/county codes

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **water quality** problems?

- ☐ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance per Screening Tables of the CEQA Air Quality Handbook?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which exceed quantitative thresholds for ozone precursors)?
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ Health and Safety Code – Section 40506

☐ MITIGATION MEASURES

☐ Project Design ☐ Air Quality Report

☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is a major drainage course, as identified on USGS quad sheets by a blue dashed line, located on the project site?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain oak or other unique native trees (specify kinds of trees)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

☐ MITIGATION MEASURES

☐ Lot Size ☐ Project Design

☐ OTHER CONSIDERATIONS

☐ ERB/SEATAC Review ☐ Oak Tree Permit

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

☒ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain rock formations indicating potential paleontological resources?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain known historic structures or sites?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

☐ Phase 1 Archaeology Report

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

RESOURCES - 5.Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors? <hr/> <hr/> <hr/>

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ **MITIGATION MEASURES**

☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☒ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project likely to create substantial sun shadow, light or glare problems?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., grading or landform alteration)?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size
 ☐ Project Design
 ☐ Visual Report
 ☐ Compatible Use

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **scenic** qualities?

☐ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project result in any hazardous traffic conditions?
				<i>Access only through alley</i>
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project result in parking problems with a subsequent impact on traffic conditions?
				<i>Proposed parking to be subterranean</i>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
				<i>Single ingress/egress provided</i>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
				<i>Rosemead and Huntington is a CMP intersection</i>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☒ OTHER CONSIDERATIONS

☐ Project Design ☐ Traffic Report ☒ Consultation with Traffic & Lighting Division

DPW had no comments in their letter of 9/27/04. Applicant shall comply with all requirements of the Subdivision Committee

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **traffic/access** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If served by a community sewage system, could the project create capacity problems at the treatment plant?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems in the sewer lines serving the project site?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ Sanitary Sewers and Industrial Waste – Ordinance No. 6130

☐ Plumbing Code – Ordinance No. 2269

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☐ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at the district level?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at individual schools that will serve the project site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create student transportation problems?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create substantial library impacts due to increased population and demand?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Site Dedication ☐ Government Code Section 65995 ☐ Library Facilities Mitigation Fee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Fire Mitigation Fee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☐ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ Plumbing Code – Ordinance No. 2269 ☐ Water Code – Ordinance No. 7834

☐ MITIGATION MEASURES

☐ Lot Size ☐ Project Design

☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in an inefficient use of energy resources?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a major change in the patterns, scale, or character of the general area or community?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a significant reduction in the amount of agricultural land?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

☐ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ **MITIGATION MEASURES**

☐ Toxic Clean-up Plan

☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☐ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Can the project be found to be inconsistent with the plan designation(s) of the subject property? <i>20 condominium units proposed</i>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Can the project be found to be inconsistent with the zoning designation of the subject property? <i>20 condominium units proposed</i>
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hillside Management Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria?
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project physically divide an established community?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?
<hr/>				
<hr/>				
<hr/>				

☐ **MITIGATION MEASURES**

☒ **OTHER CONSIDERATIONS**

Density analysis to the satisfaction of Land Divisions is required

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☐ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project cumulatively exceed official regional or local population projections?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project displace existing housing, especially affordable housing?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project require new or expanded recreational facilities for future residents?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ **MITIGATION MEASURES**

☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

☒ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

RESIDENTIAL INFILL – BURDEN OF PROOF

Please explain how the proposed project will meet the following criteria (use additional sheets if necessary).

- A. The proposed project will not disrupt sound residential neighborhood nor adversely affect the character of the established community.

The proposed 20 units condominium replace the demolished 17-unit apartment buildings complex. It's an update of existing condition and will maintain existing residential neighborhood. Apartment buildings are common on the south side of Huntington Drive. There are similar developments in the site vicinity (within 500 feet of the subject sites), and condominium development is very common in the site neighborhood.

- B. The proposed project site is of sufficient size to accommodate design features (setbacks, landscaping, buffering, etc.) necessary to ensure compatibility with surrounding uses.

The project will be designed following the LA County design standards for the yards, walls, fences, setback, parking and other facilities. The project building plan was approved and being constructed as 20 units apartment.

- C. The proposed project will not overburden existing public services and facilities.

The new 20 units apartment replace two demolished apartment buildings (total 17 units), public service and facility will not be overburdened. 2 new fire hydrants will be installed due to fire department requirement. A sewer area study was approved by LA county public works department that the new building will not significantly overburdened the site sewer. The existing highway and streets is enough to carry the kind and quantity of traffic the proposed project will generate.

- D. The proposed use will not disrupt or adversely impact local traffic and parking conditions.

The subject site provides 40 covered tenant parking spaces and 5 covered guest parking space, which meet the county standard. (Tenant space required: 2 per unit, guest space required: 1 per 4 units.). Due to the width of both Michigan Blvd. and Huntington Dr., no significant traffic impacts are expected.

- E. Compatibility of the proposed project with surrounding uses, in terms of scale, intensity and design, is ensured through specific site plan review.

The subject plot plan has been reviewed and approved by LA County Regional Planning. (Plot plan no. 38677). The surrounding properties are mostly used as residential construction. Commercial buildings are located west of the project site. The coordination project replaces the demolished 17 units apartment buildings.

TR 061315

Los Angeles County Dept. of Regional Planning Re: 879 Michigan Blvd.



Gentlemen:

Walter and I are unable to attend a meeting, but I am writing to you instead. We think the project described is going to negatively impact our area. When we decided to invest in a house we liked the low density and large lots and trees in Michillinda Park. Putting 20 condominiums on 1.27 acre lot, doesn't seem in keeping with the neighborhood at all.

We think negatively about this. We wish to state that in this letter.

Yours truly,

Mr & Mrs Walter Marino

MR and Mrs Walter Marino
810 Woodward Blvd.
Pasadena, CA 91107
(626) 793-7803

October 15, 2007



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



NOTICE OF PUBLIC HEARING

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

Bruce W. McClendon FAICP
Director of Planning

VESTING TENTATIVE TRACT MAP NO. 061375

Notice is hereby given that a Hearing Officer of Los Angeles County will conduct a public hearing concerning this proposed land development on Tuesday, November 6, 2007, at 9:00 a.m., in Room 150, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Room 150 will open to the public at 8:50 a.m. Interested persons will be given an opportunity to testify.

A Negative Declaration has been prepared for the proposed project pursuant to the California Environmental Quality Act (CEQA) and State and County Environmental Reporting Guidelines. Notice is hereby given that the County of Los Angeles will consider a recommendation to adopt a Negative Declaration.

Project Description: The vesting tentative tract map proposes to create one multi-family lot with 20 attached condominiums in one building on 1.27 gross acres.

Project Location: The property is located at 879 Michigan Boulevard and 3735 Huntington Drive within the East Pasadena-East San Gabriel Community Standards District in the East Pasadena Zoned District of Los Angeles County.

This project does not affect the zoning of surrounding properties. If you are unable to attend the public hearing but wish to send written comments, please write to the Department of Regional Planning at the address given below, attention: Ms. Tina Fung. You may also obtain additional information concerning this case by phoning Ms. Fung at (213) 974-6433. Callers from North County areas may dial (661) 272-0964 (Antelope Valley) or (661) 253-0111 (Santa Clarita) and then ask to be connected to (213) 974-6433. Public service hours: 7:30 a.m. to 5:30 p.m., Monday through Thursday. Our office is closed on Fridays.

If the final decision on this proposal is challenged in court, testimony may be limited to issues raised at the public hearing or by written correspondence delivered to the Hearing Officer at or prior to the public hearing.

Case materials are available for inspection during regular working hours at the Department of Regional Planning, Land Divisions Section, Room 1382, Hall of Records, 320 West Temple Street, Los Angeles, California 90012; Telephone (213) 974-6433. Public service hours: 7:30 a.m. to 5:30 p.m., Monday through Thursday. **Our office is closed on Fridays.** These materials will also be available for review beginning October 6, 2007 at the Temple City Library located at 5939 Golden West Ave., Temple City, CA 91780, (626) 285-2136. Selected materials are also available on the Department of Regional Planning website at <http://planning.lacounty.gov>.

BRUCE W. MCCLENDON, FAICP
Planning Director

ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice".

Este es un aviso de una audiencia publica de acuerdo al Decreto de la Protección del Medio Ambiente de California. El proyecto que se considera por el Condado de Los Angeles es una propuesta para crear 1 lote multifamiliar con 20 condominios en un edificio en 1.27 acres. La audiencia publica para considerar el proyecto llevara acabo el 6 de noviembre de 2007. Si necesita mas información, o si quiere este aviso en Español, por llamar al Departamento de Planificación al (213) 974-6466."



COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

STEPHEN R. MAGUIN
Chief Engineer and General Manager

October 11, 2007

File No: 15-00.04-00



Ms. Tina Fung
Los Angeles County
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Dear Ms. Fung:

Vesting Tentative Tract Map No. 061375

This is in reply to your notice, which was received by the County Sanitation Districts of Los Angeles County (Districts) on October 9, 2007. The proposed development is located within the jurisdictional boundaries of District No. 15. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' Joint Outfall B Unit 5B Trunk Sewer, located in Sunset Boulevard at Huntington Drive. This 21-inch diameter trunk sewer has a design capacity of 8.5 million gallons per day (mgd) and conveyed a peak flow of 6.5 mgd when last measured in 2004.
2. The wastewater generated by the proposed project will be treated at the San Jose Creek Water Reclamation Plant (WRP) located adjacent to the City of Industry, which has a design capacity of 100 mgd and currently processes an average flow of 85.1 mgd, or the Whittier Narrows WRP located near the City of South El Monte, which has a design capacity of 15 mgd and currently processes an average flow of 8.3 mgd.
3. The expected average wastewater flow from the project site is 3,900 gallons per day. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, Information Center, Will Serve Program, Obtain Will Serve Letter, and click on the appropriate link on page 2.
4. The Districts are authorized by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System or increasing the strength or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. For a copy of the Connection Fee Information Sheet, go to www.lacsd.org, Information Center, Will Serve Program, Obtain Will Serve Letter, and click on the appropriate link on

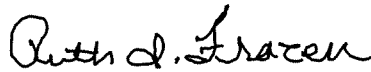
page 2. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at extension 2727.

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the design capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Stephen R. Maguin



Ruth I. Frazen
Customer Service Specialist
Facilities Planning Department

RIF:rf